
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 2, 2007

SITE PLAN: **AFP-07-013**

TITLE: Lee Residence

REQUEST: **CONSENT DISCUSSION**
AMENDMENT TO FINAL PLAN APPROVAL
Addition of sunroom over existing deck

ADDRESS: 656 Bright Meadow Mews

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/Property Owner: Eugene Lee
Engineer: Jun Tang

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments
Exhibit 1: Site Location map
Exhibit 2: Application
Exhibit 3: Adjacent property owner's notifications
Exhibit 4: March 6, 2007 (sunroom over existing deck) approval letter from the Lakelands
Community Association
Exhibit 5: House location plat
Exhibit 6: Aerial photo of neighborhood
Exhibit 7: Proposed aerial view of sunroom
Exhibit 8: Proposed left elevation
Exhibit 9: Proposed left/rear elevation
Exhibit 10: Proposed right elevation
Exhibit 11: Proposed roof plan

STAFF COMMENTS

This single family house is located at 656 Bright Meadow Mews in the Lakelands subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-07-013) proposes to build a sunroom over the existing deck (Exhibit #2). This addition is 270 square feet and 37 square feet over the 15 percent threshold.

All building materials (siding, trim, gutters, downspouts, shingles) will match those on the existing house (Exhibits #7-10).

This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15% of the originally constructed dwelling, to be approved by Planning Commission.

§24-172A(b)(3)(e) states:

“Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable.”

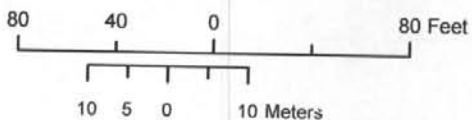
This application has been approved by the Lakelands Community Association (Exhibit #4)

Staff recommends to the Commission **granting AFP-07-013– 656 Bright Meadow Mews in the Lakelands Subdivision, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the city’s zoning ordinance, with no conditions.**

AFP-07-013

Lee Residence

1 inch equals 78 feet



MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

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AFP-07-013.mxd • 2-May-2007 • AM



1
AFP-07-013
20-2-5
PENGAD 800-631-6088

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

| | |
|---------------|------------|
| Application # | AFP-07-013 |
| Date Filed | 1.2.07 |
| Total Fee | 300.00 |

PC

1. SUBJECT PROPERTY

Project Name Eugene Lee
Street Address 656 Bright Meadow Mews
Zone _____ Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 03320075

2. APPLICANT

Name Eugene Lee
Street Address 7 656 Bright Meadow Mews Suite No. _____
City Gaithersburg MD 20877 State _____ Zip Code _____
Daytime Telephone 702-502-6195 301-977-3243

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Engineer's Name _____
Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Eugene Lee
Street Address 656 Bright Meadow Mews Suite No. _____
City Gaithersburg MD State _____ Zip Code _____
Daytime Telephone 301-977-3243

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Add Sunroom Addition on the existing deck

270 sq ft

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

| DEVELOPMENT INFORMATION | | REQUIRED | PROVIDED |
|--|---------|-----------|----------|
| 1. Site (square feet) | | 270 sq ft | |
| 2. Site Area (acres) | | | |
| 3. Total Number of Dwelling Units/Lots | | 9 lots | |
| 4. Height of Tallest Building | | | |
| 5. Green Area (square feet) | | | |
| 6. Number of Dwelling Units/Acre | | | |
| 7. Lot Coverage (Percent) | | | |
| 8. Green Area (Percent) | | | |
| 9. Residential | | X | |
| a. Single Family Detached | # Units | | |
| b. Single Family Attached | # Units | | |
| c. Multi-Family Condo | # Units | | |
| d. Multi-Family Apartment | # Units | | |
| e. Other | | | |
| 10. Retail/Commercial | Sq. Ft. | | |
| 11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C | Sq. Ft. | | |
| 12. Office/Professional | Sq. Ft. | | |
| 13. Warehouse/Storage | Sq. Ft. | | |
| 14. Parking | | | |
| 15. Shared Parking/Waiver | | | |
| 16. Other | | | |
| 17. Total | | | |

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Eugene Lee

Applicant's Signature

Eugene Lee

Date

4/2/07

Daytime Telephone

301-366-7497 (Jun Tang)

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**MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL**

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 656 Bright Meadow Mews, Gaithersburg, MD 20878

LOT # 26 BLOCK E SUBDIVISION lakeands

CHANGES REQUESTED Build an additional room over the existing deck with a little change of deck's shape
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Jun Tang (Sunny LLC) (name of applicant/builder) to the City on April 4, 2007 (date). For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed to the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8AM to 5PM, Monday through Friday.

The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on May 3, 2007 (date).

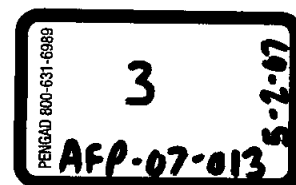
Address: 628 Bright Meadow Mews Gaithersburg, MD 20878

Lot: _____ Block: _____ Subdivision: _____

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

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Address: 530 Leaning Oak Street Gaithersburg, MD 20878

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Address: 526 Learning Oak Street Gaithersburg, MD 20878

Lot: _____ Block: _____ Subdivision: _____

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Address: 621 Bright Meadow Drive Gaithersburg, MD 20878

Lot: _____ Block: _____ Subdivision: _____

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Address: 617 Bright Meadow Dr. Gaithersburg, MD 20878

Lot: _____ Block: _____ Subdivision: _____

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Address: 632 Bright Meadow Mews Gaithersburg, MD 20878

Lot: _____ Block: _____ Subdivision: _____

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01/2006



ComSource Management, Inc

1356

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

✓ 258-6336
Alan
A+H:
Alan

March 6, 2007

Eugene Lee
656 Bright Meadow Mews
Gaithersburg, MD 20878

Dear Mr. Lee

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Add a sunroom over existing deck

Approved with the following stipulation

- Roof shingles – certainteed architectural driftwood trim to match trim on house.
- Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

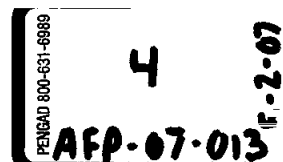
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,

Deborah Durham, CMCA, AMS ®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE



GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

FULL LENGTH
O/H ON 3 FLOOR
OVER SMOKER
2.0' OUT.

1ST & 7TH STS
OF LEADING OUT STREET

**BRIGHT MEADOW
MEWS
(PRIVATE STREET)**

PARCEL B

**NOTE: THIS SURVEY IS NOT VALID UNLESS
IT CONTAINS A BLUE SURVEYORS SEAL.**

* THE SUBJECT DWELLING DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON HUD FLOOD INSURANCE STUDIES

FINAL SURVEY: 12/24/01

FOUNDATION SURVEY: 9/27/01

SURVEYORS CERTIFICATE

I hereby certify that the position of the existing improvements shown hereon have been carefully established by accepted land surveying practices and that, unless shown, there are no visible encroachments either way across the property line. The plan is of benefit to a consumer only insofar as it is required by a lender as a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This drawing was prepared for the benefit of a title report.

9-27-2001

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR

CPI
Associates

Charles P. Johnson & Associates, Inc.

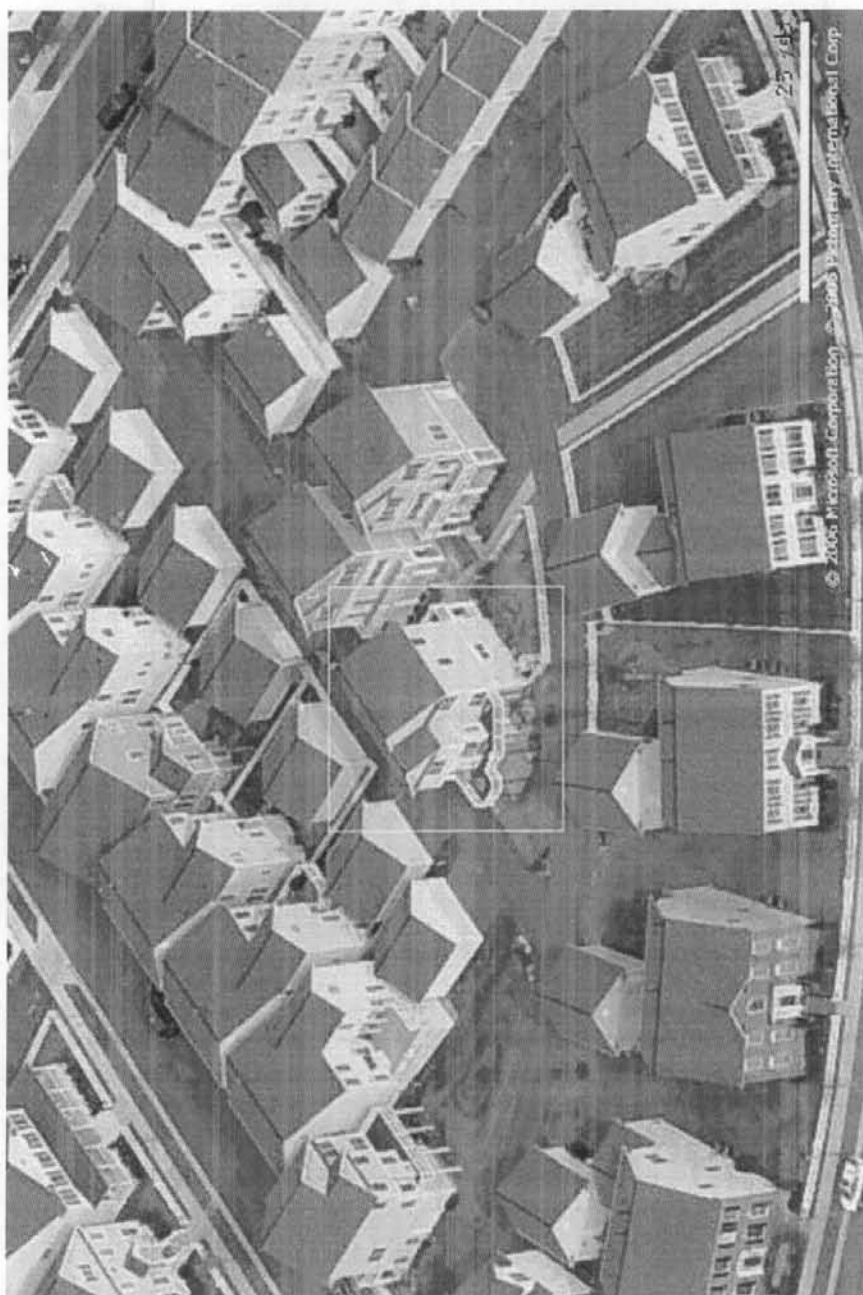
PLANNING • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
675 ELSON ROAD SUITE 200 SILVER SPRING MARYLAND 20910
Phone 301-581-7500 • Telex 301-581-7500 • Fax 301-581-7500
FREDERICK AND FAIRFAX, MD

| | | | | |
|-------------------|------------------|------------------|-------------------|-----|
| REFERENCE | Drawn by DAO | REB | Checked by RLC | RLC |
| Plot Book N/A | Date 10/18/01 | Record No. | | |
| Plot No. 21698 | Scale 1"=20' | 29-045-88.26 (E) | | |

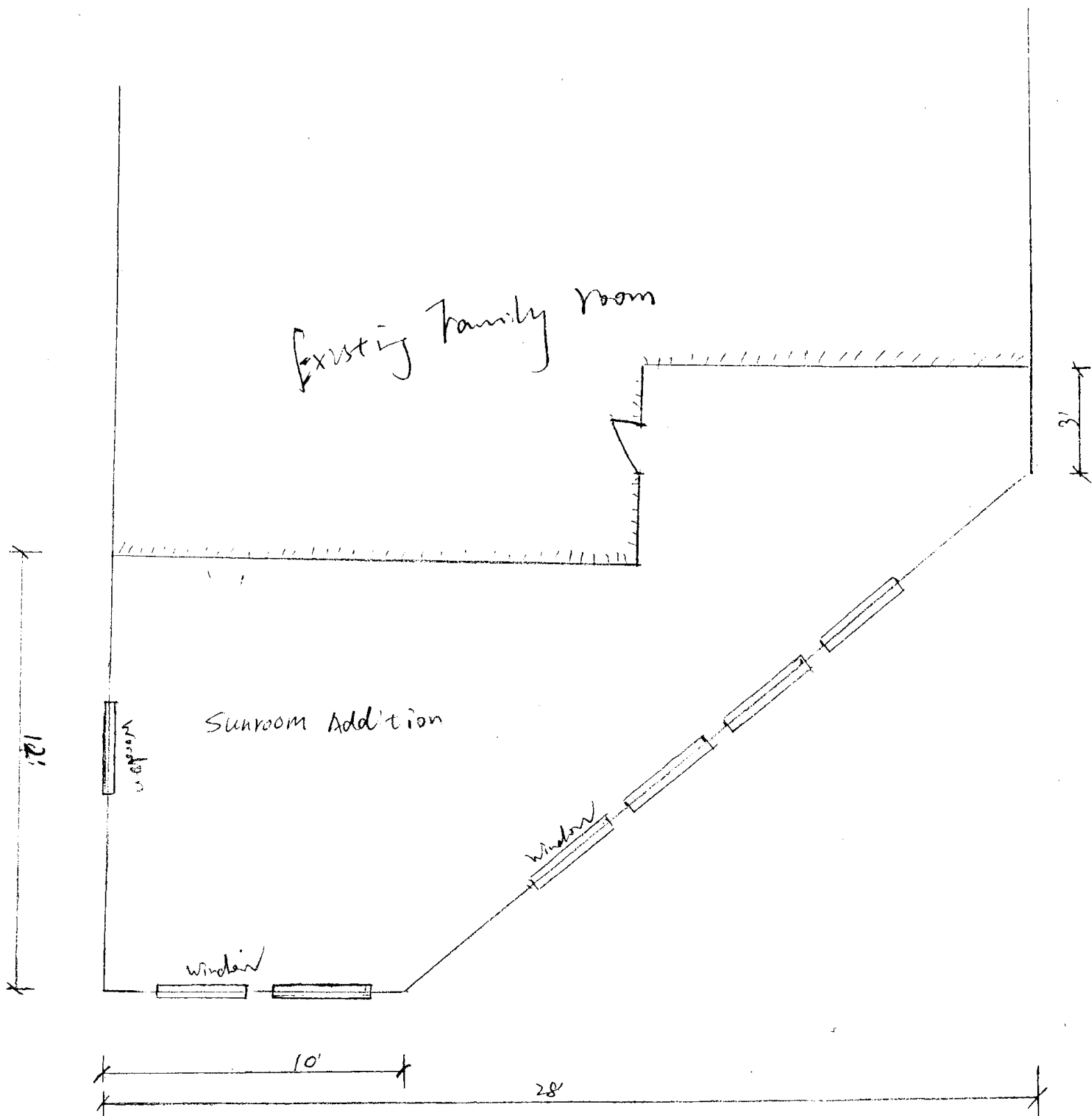
800-631-6080

AFR-07-013

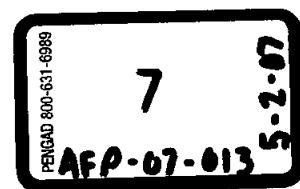
5-2-07

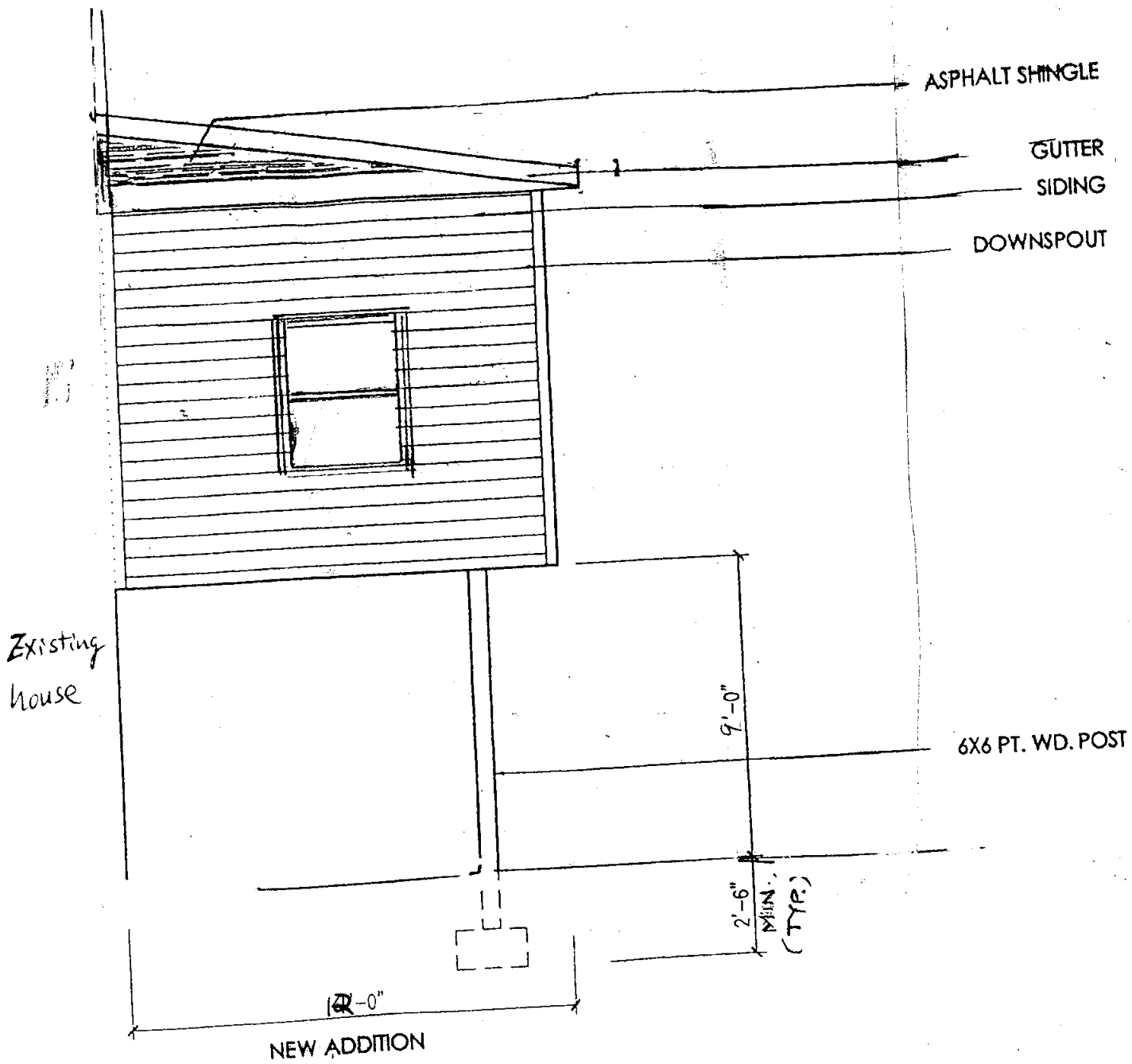


Addition for 636 Bright Meadow mews View



Scale $\frac{1}{4} = 1$

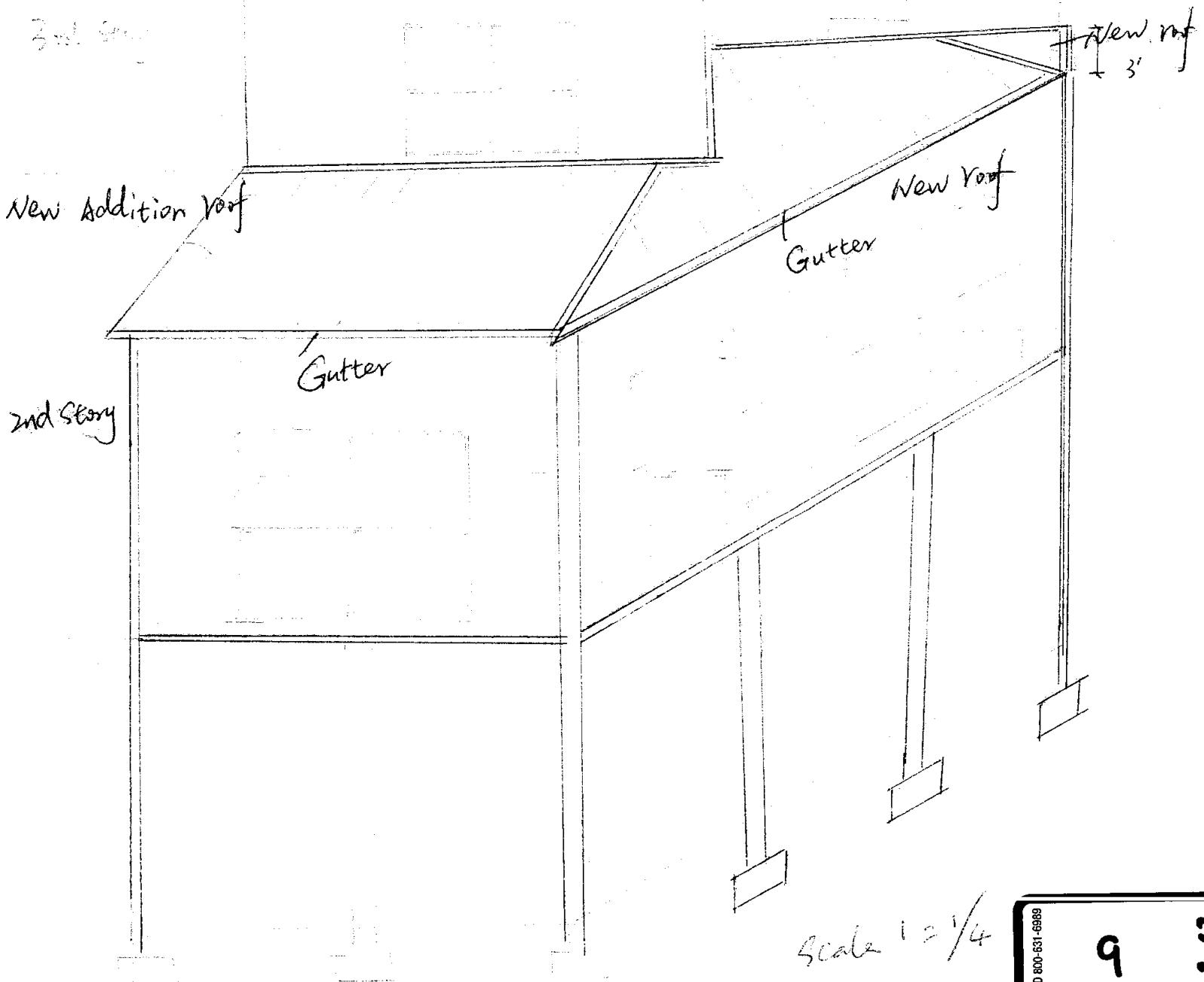


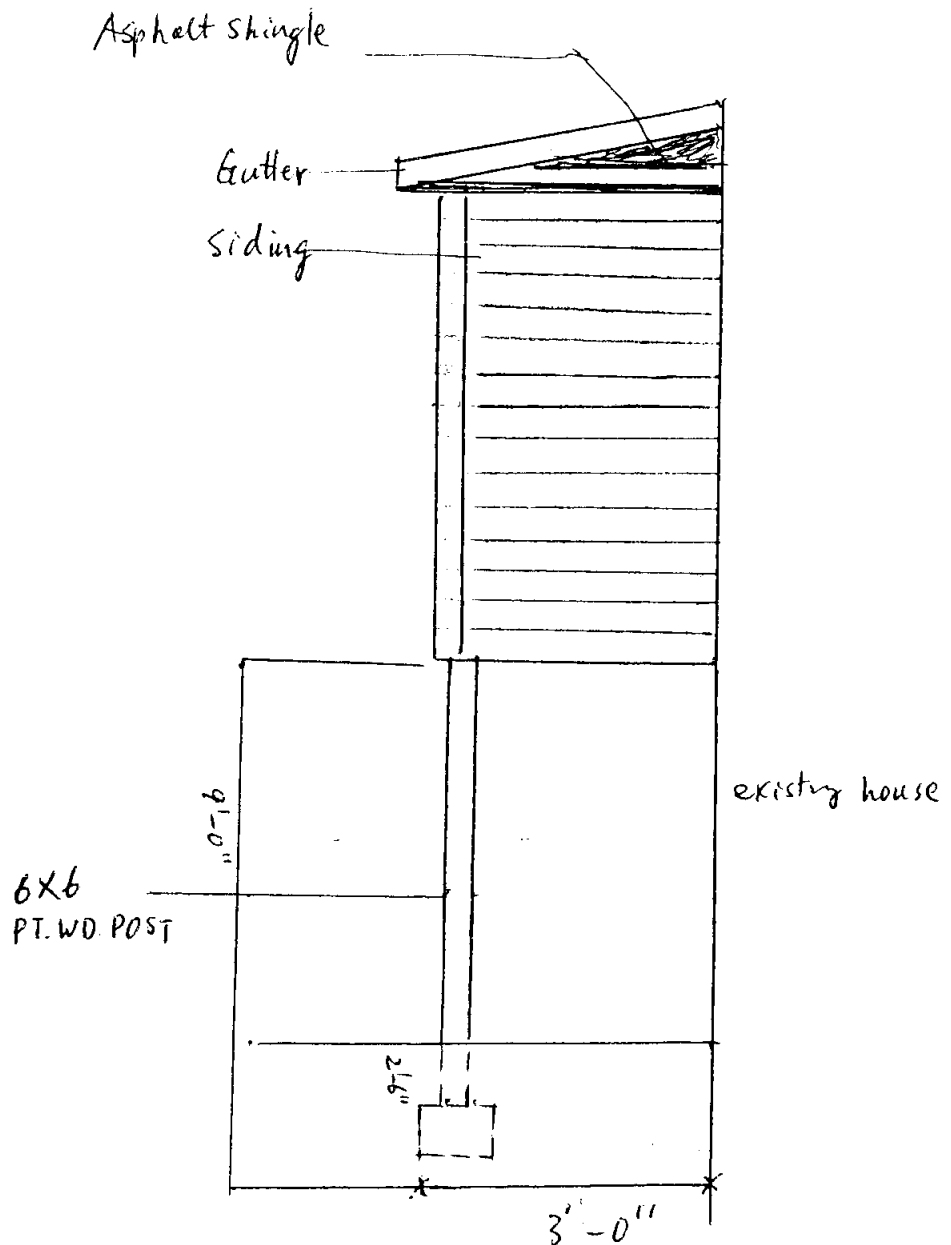


Side Elevation

scale: 1/4" = 1'-0"

New roof Elevation
656 Bright Meadow Mews existing roof





Side Elevation

Scale = 1/4" = 1'-0"

